

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

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REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, April 8, 2014 commencing at 7:00 p.m.

Present: Mayor R. Walton
Councillor M. Little
Councillor L. Muri
Councillor A. Nixon

Absent: Councillor R. Bassam
Councillor R. Hicks
Councillor D. MacKay-Dunn

Staff: Mr. B. Bydwell, General Manager – Planning, Properties, and Permits
Mr. B. Dwyer, Manager – Development Services
Mr. J. Gordon, Municipal Clerk
Mr. D. Allan, Community Planner
Ms. S. Berardo, Confidential Council Clerk

Bylaw 8024: The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8024, 2013 (Amendment 8)

Bylaw 8025: The District of North Vancouver Rezoning Bylaw 1301

Purpose of Bylaws:

The proposed bylaws will allow for the redevelopment of four industrial lots located at 3829 and 3919 Dollarton Highway. The proposed development will consist of a ninety-five unit mixed apartment/townhouse project.

1. OPENING BY THE MAYOR

Mayor Walton welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaws as outlined in the Notice of Public Hearing.

2. INTRODUCTION OF BYLAWS BY CLERK

Mr. James Gordon, Municipal Clerk, introduced the proposed bylaws and advised that all those who consider that their interest in property may be affected by the proposed bylaws are welcome to speak.

3. PRESENTATION BY STAFF

Presentation: Mr. Doug Allan, Community Planner

Mr. Doug Allan, Community Planner, provided an overview of the proposal which would allow for redevelopment of four industrial lots located at 3829 and 3919 Dollarton Highway. The proposed development will consist of a ninety-five unit mixed apartment/townhouse project.

Mr. Allan advised that:

- The site layout and building arrangement has been influenced by the need to maintain a 15 metre

riparian area setback on each side of Roche Point Creek;

- The apartments are all two bedroom suites ranging from 997 square feet to 1426 square feet in size;
- The townhomes are three bedroom units ranging from 2728 square feet to 3008 square feet in size;
- Five additional surface visitor spaces have been provided for a total of 195 spaces;
- A key public amenity to be provided with this project is a public path along the waterfront which will connect the existing path to the west with the path system in Cates Park/Whey-au-Wichen;
- A public path is provided from Dollarton Highway along the east side of the creek riparian area to the internal drive leading to a second connection down to the waterfront trail;
- The foreshore restoration will restrict public access below the proposed waterfront path and it represents a significant departure from the urbanized waterfront treatment suggested in the Preliminary Application that generated public support;
- The applicant will reconfigure the lane marking on Dollarton Highway to create a westbound left turn lane into the site;
- The extension of the sidewalk from the west across the site, along with a new landscaped boulevard and two on-street parking pockets have been included;
- Environmental benefits include remediation of the contaminated site and foreshore and the rehabilitation of Roche Point Creek; and,
- The total community amenity contribution is estimated to be approximately \$1.87 million.

4. PRESENTATION BY APPLICANT

4.1 Ms. Rene Rose, Senior Vice President Development – Polygon Homes Ltd:

- Spoke to the complexity of the proposed project;
- Noted that the developer has worked with the community to address their needs; and,
- Commented on the support receive from the community.

4.2 Mr. Keith Hemphill, Rositch Hemphill Architects:

- Provided an architectural update on the proposed building;
- Commented that the site has been heavily industrialized; and,
- Spoke to the community benefits which include: a waterfront walkway; public waterfront views; revitalization of Roche Creek; rehabilitation of the foreshore; and, preservation of the heritage artifacts.

5. REPRESENTATIONS FROM THE PUBLIC

5.1 Mr. Greg Hope, 600 Block Beachview Drive:

IN FAVOUR

- Spoke in support of the proposed development; and,
- Expressed concern that the foreshore restoration will restrict public access below the proposed waterfront path.

5.2 Ms. Toby Smith, 3900 Block Dollarton Highway:

OPPOSED

- Commented that the proposed development will negatively impact the surrounding space;
- Expressed concern with the loss of views;
- Stated that the proposed development is too big;
- Expressed concern over insufficient parking; and,
- Commented that the proposed development will change the character of the area.

5.3 Mr. Mike Parmanter, 2500 Block Badger Road:

IN FAVOUR

- Spoke in support of the project;
- Commented on the importance of the rehabilitation of the foreshore;
- Spoke to the importance of having diverse housing in the community; and,

- Commented that the foreshore pedestrian connection to Cates Park will provide a positive addition to the community.

- 5.4 Mr. Wolf Klein, 4000 Block Cummins Place: IN FAVOUR**
- Spoke in support of the proposed development;
 - Commented on the opportunity to remove the existing buildings and clean up the site; and,
 - Stated that the proposed development is aesthetically pleasing.
- 5.5 Mr. John Hunter, 300 Block Roche Point Drive: COMMENTING**
- Expressed concern that significant changes have been made since the Preliminary Application;
 - Expressed concern that the foreshore pedestrian connection to Cates Park will not progress;
 - Commented on the lack of visibility to traffic on the south side of Dollarton Highway; and,
 - Expressed concern regarding parking issues.
- 5.6 Mr. Brad Taylor, 3700 Block Dollarton Highway: IN FAVOUR**
- Spoke in support of the proposed development; and,
 - Commented on the benefits of having a foreshore pedestrian connection to Cates Park.
- 5.7 Ms. Simone VanderRoest, 400 Block North Dollarton Highway: IN FAVOUR**
- Spoke in support of the proposed development;
 - Questioned if bike lanes along Dollarton Highway will remain and how the development will impact cyclists; and,
 - Commented that small businesses in the Dollarton Plaza will benefit from the growth in this area.
- 5.8 Mr. Tim Waring, 3700 Block Dollarton Highway: COMMENTING**
- Spoke in support of the proposed development;
 - Expressed concern with the height of the proposed building;
 - Expressed concern with the stability of the slope; and,
 - Spoke in support of public access to the foreshore waterfront.
- 5.9 Mr. David Roskell, 1700 Block Larkhall Crescent: IN FAVOUR**
- Spoke in support of the proposed development; and,
 - Commented that rehabilitation of the foreshore is long overdue.
- 5.10 Ms. Anne Adde, 2800 Block Dollarton Highway: OPPOSED**
- Expressed concern with the loss of views;
 - Stated that there is too much congestion along Dollarton Highway;
 - Expressed concern that there will not be public waterfront access; and,
 - Urged Council to deny this proposal.
- 5.11 Ms. Megan Gnadt, 3700 Block Dollarton Highway: IN FAVOUR**
- Spoke in support of the proposed development; and,
 - Commented that the benefits of the proposed development outweigh the negatives.
- 5.12 Mr. Max Zahedi, 3900 Block Sparrow Lane: OPPOSED**
- Expressed concern with the loss of views;
 - Requested that the height be reduced by one storey; and,
 - Expressed concern with traffic issues.
- 5.13 Mr. Justin Kemp, 800 Block Strathhaven Drive: IN FAVOUR**

- Stated that the environmental cleanup would be a major benefit;
- Spoke in support of multi-family development; and,
- Commented that a pedestrian trail linking to Cates Park would benefit the community.

- 5.14 Mr. Eric Anderson, 3500 Block Derbyshire Way: OPPOSED**
- Spoke on behalf of the Seymour Local Plan Committee;
 - Expressed concern that public access to the waterfront is not included in the proposed development;
 - Stated that a community amenity space should be included;
 - Noted that there is insufficient above ground parking; and,
 - Urged Council to reject the proposed project.

- 5.15 Mr. Jim Hudson, 5400 Block Cortez Crescent: IN FAVOUR**
- Commented that the proposed development would be appealing to most downsizing families; and,
 - Commented on the importance of the rehabilitation of Roche Point Creek.

- 5.16 Mr. Nick Waddell, 3800 Block Dollarton Highway: IN FAVOUR**
- Express concern with the height of the proposed building;
 - Spoke to the importance of the environmental cleanup;
 - Requested a crosswalk bottom of the Dollarton Highway hill; and,
 - Spoke in support of the proposal.

- 5.17 Ms. Linda Polleck, 3800 Block Dollarton Highway: COMMENTING**
- Expressed concern with the loss of views; and,
 - Expressed concern with traffic issues.

Council recessed at 8:51 pm and reconvened at 9:02 pm.

- 5.18 Ms. Rene Rose, Polygon: COMMENTING**
- Confirmed that the height of the buildings have not been increased;
 - Noted that more parking spaces are provided than are required;
 - Stated that the intent is to provide a pedestrian trail connecting to Cates Park;
 - Commented on the efforts made to address concerns raised from the Seymour Local Plan; and,
 - Commented on the complexity of the site.

- 5.19 Ms. Donna Howes, Polygon: COMMENTING**
- Noted that on-street parking pockets should provide sufficient sightlines;
 - Noted shared bike lanes will remain on Dollarton Highway;
 - Opined that crosswalks are not necessarily safer; and,
 - Stated that a signal would not be warranted.

- 5.20 Mr. Barry Fenton, 2700 Block Byron Road: IN FAVOUR**
- Spoke in support of the proposed development;
 - Commented on the benefits of the proposed development include the environmental cleanup and the trail connection to Cates Park;
 - Noted that the site provides many challenges;
 - Spoke to the importance of the removal of the industrial site; and,
 - Commented that local business will benefit in the Seymour area.

- 5.21 Ms. Pam McDonald, 4100 Block Fairway Place: OPPOSED**
- Expressed concern that public access is not included in this proposal; and,
 - Expressed concern that trees will block views.
- 5.22 Mr. John Hunter, 300 Block Roche Point Drive: SPEAKING A SECOND TIME**
- Questioned how many industrial jobs will be lost;
 - Commented that eighteen months of construction will disrupt traffic; and,
 - Urged Polygon to ensure that the pedestrian trail connection to Cates Park be completed.
- 5.23 Ms. Tara Waddell, 3800 Block Dollarton Highway: IN FAVOUR**
- Spoke in support of the proposed development;
 - Expressed concern with the loss of views; and,
 - Expressed concern with regards to the height of the proposed buildings.
- 5.24 Mr. Jeff Henderson, 2400 Block Dollarton Highway: IN FAVOUR**
- Spoke in support of the proposed development;
 - Noted that cleaning up the shores is a benefit to the community;
 - Commented that local businesses will benefit from the proposed development; and,
 - Commented on the benefit of the pedestrian path connection to Cates Park.
- 5.25 Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING**
- Requested that absent members of Council be informed of the Public Hearing;
 - Noted that the materials available on the District's web have poor resolution;
 - Commented that rentals should be allowed;
 - Commented that areas outside of town centre's should have lower density; and,
 - Stated that some contamination will remain on the site.
- 5.26 Mr. Alf Cockle, 2800 Block Berkley Road: COMMENTING**
- Urged the District to ensure the pedestrian walkway to Cates Park be completed.

Council recessed at 9:49 pm and reconvened at 9:52 pm.

6. QUESTIONS FROM COUNCIL

Staff advised that the District will enter into a Housing Agreement to ensure that the proposed units remain available as rental units.

In response to the District's Adaptable Design Guidelines, staff advised that the revised project now includes one hundred percent Level 2 units.

Council queried if there will be a traffic light at the entrance of the development. Staff advised that the traffic density will be approximately one vehicle per minute during commute hours and it has been determined that a signal is not warranted.

Council requested a copy of the detailed landscape plan.

In response to a question from Council regarding parking, staff advised that a total of one hundred and ninety parking spaces, inclusive of designated visitor parking are required in accordance with the Zoning Bylaw requirements. The proposal meets that requirement and the applicant has provided five additional surface visitor spaces for a total of one hundred and ninety five spaces. All of the apartment parking is provided on one or two underground levels beneath each building with access off the internal driveway. Two garage

spaces are provided for each townhouse.

Council expressed concern that public access to the waterfront will be prohibited. The applicant advised that the foreshore lands are intended to be an area used for habitat compensation.

Staff advised that the District is working with both Polygon and Tsleil Waututh Nation with regards to a public path along the waterfront which will connect the existing path to the west with the path system in Cates Park.

Staff advised it is Port Metro Vancouver's responsibility to monitor public access on foreshore lands. Staff advised that the proposed walkway connecting to Cates Park will become District property.

In response to a question regarding maximum tree height, staff advised that eight 25 foot maple trees are proposed.

In response to a question from Council regarding site contamination, staff advised that the consultant has proposed a remediation approach to be undertaken in tandem with site preparation and construction consisting of:

- Further site investigation in areas currently occupied by buildings and structures during the decommissioning and demolition process;
- Excavation and off-site disposal of:
 - A pocket of creosote-contaminated soil near the northeast corner of the Noble Towing building adjacent to Roche Point Creek;
 - Fill on Port Metro Vancouver lands south of Cates Park and east of the McKenzie Barge marine way; and,
 - Surface Materials under building decking.
- The removal of the structures on the Port Metro foreshore lands;
- The excavation of the tidal marsh and channel;
- The removal of contaminated soils from the affected area of Cates Park;
- The capping of contaminated soil on the freehold lands that can remain in place with either buildings, asphalt, or a minimum of one metre of clean fill; and,
- The preparation of risk-based remedial goals for the foreshore sediments and capping or dredging of those sediments requiring management.

7. COUNCIL RESOLUTION

MOVED by Councillor NIXON

SECONDED by Councillor LITTLE

THAT the April 8, 2014 Public Hearing be closed;

AND THAT "The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8024, 2013 (Amendment 8)" be returned to Council for further consideration;

AND THAT "The District of North Vancouver Rezoning Bylaw 1301" be returned to Council for further consideration.

CARRIED
(10:00 p.m.)

CERTIFIED CORRECT:
